Comments for application EDC/19/0203 at The George And Dragon

Dear EDC,

The Town Council wish to object to the attached application on the following grounds:

Poor access - this appears to be over private land which raises concerns about its availability and suitability;

Inadequate parking provision - the proposed parking seems to be inadequate for the proposed use which will result in users parking anti-socially in the surrounding area which, in turn, will then have an adverse impact on the local roads and the busy junction the property is located on;

Increase of pollution - The Town Council have concerns regarding the detrimental effect the proposed use would have on both the air quality of the area and the addition to the noise pollution;

Extra litter in surrounding area - The proposed change of use will result in additional litter being deposited in/on the local roads and footpaths;

Out of keeping with character of area - the George & Dragon PH is a well-established community facility which provided a meeting place and focus for the locals and this historic use would be lost forever with the proposed change of use. This location is also one of the main entry points for Swanscombe and as such the location would not be suitable for this application;

Traffic / Highways - The proposal would result in an increase in vehicular movements in an area already suffering from high traffic volumes and congestion, the busy junction adjacent to the property, and on London Road, is already heavily used and has been the scene of numerous accidents. Kent Highways (KCC) have had to repair the island on numerous occasions and the property very recently had its side wall knocked over by a vehicle;

The Town Council do not feel that that there has been sufficient evidence of a need for the proposed use. There are already at least 5 takeaway food facilities in close proximity and the addition of another one would not only appear to be un-needed it would also go against the objectives of the Ebbsfleet Development Corporation wanting to promote Healthy Cities/Towns/Lifestyle?

The proposal would result in a loss of the areas amenity and have a negative impact on the character of the local area and also on the highway safety;

Whilst no longer located within the Dartford Borough Council planning area the Town Council would ask that confirmation is given that the application meets the principles of the Dartford Adopted Local Plan.

The sheer volume of responses to this applications consultation gives a very good indication on whether the application is wanted or needed by the local community and the EDC are asked to take this into account when considering this application.

Please acknowledge receipt of this objection by return email.